



8 Campbell Street, Thirlmere

## Space, Comfort with Large Shedding, Large Quarter Acre!

Looking for potential! Whether you're a first-time buyer, savvy investor, or downsizer seeking space without the stress, this beautifully presented brick veneer home has something for everyone.

Nestled in the heart of the charming village of Thirlmere, this solid 3-bedroom home (with potential for a 4th) offers generous living spaces, impeccable upkeep, and a stunning 12.5m-long rear room&mdash;all set on a sprawling 1,001m<sup>2</sup> block. It's a rare combination of comfort, flexibility, and lifestyle potential.

And then there's The Shed&mdash;an absolute standout feature. Measuring a massive 11.5m x 7.4m with power and laneway access, it includes 3 garages with roller doors plus a separate workshop space. Ideal for tradies, hobbyists, car lovers or anyone who needs serious storage and workspace.

### Property Highlights:

- Light-filled, flowing interiors with spacious living zones
- Exceptionally maintained&mdash;move-in ready
- Air conditioning & natural gas heating outlets
- Well-equipped, practical kitchen

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$1,050,000

### AGENTS

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### AGENCY

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LJ Hooker

- Large 3-way bathroom with oversized shower
- Internal laundry with second toilet
- Huge 12.5m rear rumpus/entertaining room
- Expansive 1,001m<sup>2</sup>; block&mdash;generous yet manageable
- Massive 11.5m x 7.4m powered shed with workshop + laneway access
- Covered 6.3m x 5m outdoor entertaining area
- Rainwater tank with pump
- Plenty of space for a secondary dwelling (STCA)
- Quiet, family-friendly street with excellent street appeal
- Walk to shops, schools, sporting fields and the iconic Thirlmere Train Museum

This is village living at its best. Take a leisurely stroll to local shops and cafes, explore the nationally loved Train Museum, or enjoy peaceful weekends in this welcoming, community-driven town. You're just 5 minutes from historic Picton, a scenic 30-minute drive to Wollongong's beaches, or south to the Southern Highlands with all its boutique charm in Bowral and Berrima. Experience the lifestyle for yourself&mdash;press play and take a closer look at what makes this property, and Thirlmere, so special.

## MORE DETAILS

Property ID	4E0HV8
Property Type	House
Land Area	1001 m2
Including	Toilets (2)

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